Stanley Souranis, et ux

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Stanley Souranis and Annette N. Souranis, his wife, for that property known as 1406 Mt. Airy Road in the Highpoint subdivision of Baltimore County. The Petitioners herein seek a variance from Sections 211.3 and 211.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sum of side yards of 18 ft. in lieu of the required 20 ft., and a rear yard setback of 11 ft. in lieu of the required 30 ft., for an attached garage, all as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore day of October, 1993 that the Petition for a Zoning Variance from Sections 211.3 and 211.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sum of side yards of 18 ft. in lieu of the required 20 ft., and a rear yard setback of 11 ft. in lieu of the required 30 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

> Zoning Commissioner for Baltimore County

Zoning Description 94-108-A Begining at a paint on the South side of Mount Airy Rd (50ftwide) at a distance of 300.13 FT. West of Rocky Mount Rd 50ft wide Deing lat 7, Black I in the Subdivision of High Point as recorded in Plat Book # 26 Folio 23 also Known as 1406 MT. AIRY Rd. (.WIKI

Mr. and Mrs. Stanley G. Souranis 1406 Mt. Airy Road Baltimore, Maryland 21237 RE: Petition for Administrative Variance Case No. 94-108-A Property: 1406 Mt. Airy Road Dear Mr. and Mrs. Souranis: Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order. In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning tiling an appeal, please feel free to contact our Appeals Clerk at 887-3391. Zoning Commissioner LES:mmn

Baltimore County Government

Zoning Commissioner

Office of Planning and Zoning

October 13, 1993

(410) 887-4386

Suite 113 Courthouse

400 Washington Avenue Towson, MĎ 21204

STONLOY & ANTI- The LOOKANI, Location of property 1106 Mt. Hiry Pd., St. 300' W/ Rocky MT. Pd. Location of Steen Taxing Tood way an property of Petitioner



CODE 010 IRES VAR. FILING FEE \$ 50.00 080 I SIM POSTING

OWNER : SOURANIS LOC. 1406 MT. AIRY RD.

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1406 MT. AIRY Rd This Potition shall be filled with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached. hereto and made a part hereof, hereby petition for a Variance from Section(s) 211.3 and 211.4 (1955 BCZR) to permit a sum of side yards of 18 ft. in lieu of the required 20 ft. and a rear yard setback of 11 ft. in lies of the required of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons, lindicate hardship or 1) Proposed garage and pad is 8 feet from property line. Minimum required is 10 feet. Odd 101 51. p. problem (See Astichevit Alsu) Property is to be posted and advertised as prescribed by Zoning Regulations f, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filling of this patition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County The S. Walter of the are and affire containing parallel for in the case of the second second and the second Ontract Purchaser Lesgen Stanley G. Souranis Type or Print Name Annette N. Sourani Attorney for Petitio ser Type or Print Name Green to Physical In A Public Hearing having been requested and/or found to be required. As ordered in the Long Symmetry Assistance County in the Long Symmetry Assistance County in the Long Symmetry Assistance County in the Long Symmetry County Co that the subject matter of this petition be set for a position heaving organization of a region of a regional subject of Battern recognition and the property period that the context of the resource of the r

> Baltimore County Government Office of Zoning Administration and Development Management

3 1
1

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353 ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Corner commissioner Brommer Livery

ITEM #

Baltimore County Zoning Regulations require that notice be given to which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one

newspaper of general circulation in the County. This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the

2) Billing for legal advertising, due upon receipt, will come

from and should be remitted directly to the newspaper.

or newspaper advertising:
em No.:
etitioner: Stanley + Annette Souranis
scation: Same
LEASE FORWARD ADVERTISING BILL TO:
LEASE FORWARD ADVERTISING BILL TO:
DORESS: 1406 MT. ALRY Rb.
BALTU. MA, ZIZZZ
HOME MINISTER 391-81LY

(Revised 04/09/93)

NOVEMBER 7, 1994

Affidavit in support of Administrative Variance The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard theret

The garage that is to be built is to hold our vehicles and personal belongings

Secure from outside elements, and vandals

1 HEREBY CERTIFY. this 31 ST day of August 1993, before me, a Notary Public of the State STANLEY G. SOURAN IS AND AWETTE N. SOURANIS

October 4, 1993

(410) 887-3353

Mr. and Mrs. Stanley G. Souranis 1406 Mt. Airy Road Baltimore, Naryland 21237

Towson, MD 21204

RE: Case No. 94-108-A, Item No. 114 Petitioner: Stanley G. Souranis, et ux Petition for Administrative Variance

Dear Mr. and Mrs. Souranis:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 9, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

State Highway Administration

O. James Lighthizer Secretary Hal Kassoff Administrator

9-17-93

MS, CHARLOTTE MINTON Ms. Helene Kehring Zoning Administration and Development Management

Re: Baltimore County Item No .: + /14 (JLL,

LOT 7 BLOCK 1
PLAT THREE

REF: PB NO 26 Folio 23

--- MT. ROAD

300.13 FT

10

LOT

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours, John Contestabile, Chief Engineering Access Permits

Division

County Office Building Room 109 111 W. Chesapeake Avenue Toward, Maryland 21204

Dear Ms. Kehring:

Baltimore, Md 21237

8-31-93

(410) 887-3353

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

My telephone number is ______ Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

ROADI

PLAT 3 . HIGH POINT, PLAT BOOK W.J.R. No. 16 FOLIO 13

WIRE FENCE Z+X

STANLEY + Annette Souranis
141H ELECTION MISTRICT, MALTIMUR COUNTY
STANLEY + Annette Souranis
1406 mT. AIRY RD.
PLAT

WIDTH)

DIRY

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Stanley and Annette Souranis

CASE HUMBER: 94-108-A (Item 114)

S/S Mt. Airy Road, 300' W of Rocky Mount Road

14th Election District - 7th Councilmanic

1406 Mt. Airy Road

Baltimore, Maryland 21237

number. Contact made with this office recarding the status of this case, should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 27, 1993 . The closing date (October 12, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the bearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertixing are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Call Jake

HENCES ARE NOT LOCATED ON PROPERTY LINES. REB. NO. 8675: LOCATION SURVEY BOALE 1406 MOUNT AIRY ROAD, BALTIMORE COUNTY, MD. 1 20 DATE 4/25/09 MANK & KUNST JOB NO. 59 D

TOWSON, MARYLAND S1884

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and Development Management

DATE: September 20, 1993

Pat Keller, Deputy Director Office of Planning and Zoning

Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s): Item Nos. 110, 112, 114 and 115.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL:lw

ZAC.110/PZONE/ZAC1

RE: Property Owner: Mitcherling and Mitcherling, D.D.S., P.A. Location: #1414 Shore Road Item No.: 111 (WCR) No Comments. RE: Property Owner: Park School Location: Park School Item No.: + 112 (WCR) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the

111 West Chesapeake Avenue

Zoning Administration and

Baltimore County Office Building

Item No.: *109 (RT)

RE: Property Owner: Alice Trent

Item No.: *110 (RT)

Location: #9 Compass Road

Department of Public Works.

Location: #1610 Ruxton Poad

Development Management

No Comments.

No Comments.

Towson, MD 21204

Towson, MD 21204

Arnold Jablon

Director

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 Edition prior to occupancy.

Baitimore County Government

Department of Permits and Licenses

ZONING AGENDA ~ Formal or Informal Response Due September 27, 1993

RE: Property Owner: William Lee Gaines and Emma V. Gaines

SEPTEMBER 28, 1993

(410) 887-3610

RE: Property Owner: Stanley G. Souranis and Annette N. Souranis Location: #1405 Mt. Airy Road Item No.: *114 (JLL) No Comments.

RE: Property Owner: Domenick William Filleti and Mary Elizabeth Filleti Location: #7815 Seaside Road Item No.: *115 (RT) No Comments.

RE: Property Owner: Frederick J. Burgesen and Michelle & Burgesen

Printed with Saybeen int. on Respected Paper



















